

Cedar Main Street Design Charette

A Community Vision

DRAFT



REGIONAL
DISTRICT
OF NANAIMO

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ARCHITECTURE
AND PLANNING

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1.0 Overview

The Cedar Main Street Community Design Charette is part of a larger planning process that will result in the creation of a Cedar Village Plan that will be attached to the Official Community Plan. This report summarizes the results of a public process that includes a visual preferencing workshop, a workshop that helped direct the charette design brief, as well as the charette itself. This document does not include any direct development proposals, but rather visualizes the articulation of public input on what Cedar Main Street could look like in 5, 10, 20, or even 50 years. This document builds on the work completed for the design brief and includes public commentary collected during the design charette as well as illustrations that visualize that commentary.

The design brief is included in this document and was used to guide the charette participants in their exploration of design ideas for Cedar Main Street. The design brief was based on three overriding components of the Cedar Main Street Design Charette; the Technical Background Report, the Official Community Plan (OCP) and the results of the October 22, 2011 community workshop. The purpose of the Cedar Main Street design charette is to illustrate, in visual representation, the intent of the OCP. Implicit in the OCP are: a vision statement, a set of sustainability principles, and a set of guidelines. The OCP narrative on vision, principles and guidelines is attached in Appendix C.

The products of the design charette reflect the OCP's commitment to such things as Greenhouse Gas (GHG) emissions reduction strategies, green infrastructure and buildings, renewable energy, groundwater protection, access to nature, and protection of the rural character of Cedar Main Street neighbourhood. This includes representative diagrams, images and sketches, and ideas such as:

- what a complete, compact community may look like;
- what types of housing are appropriate to support community diversity;
- what kind of distinct identity and lively public spaces are appropriate for Cedar Main Street;
- what kinds of green development (which makes efficient use of land, energy, and resources) is appropriate and feasible for Cedar Main Street

The Cedar Main Street Design Charette dovetails with the Regional District of Nanaimo (RDN) Community Active Transportation Plan (AT). Active transportation is any human powered transportation both on road and off. Outlined in the opportunities and constraints mapping is an overlay of the RDN AT plan schematics. This has helped the design team identify where and how to tie into the AT Plan, trails, and pathways that may be designed during the design charette.

In this report we first identify the two overall maps that were completed by the charette participants: the Team A Summary Map and the Team B Summary Map. We then identify 14 distinct design ideas that evolved out of the design charette. It is these ideas that the public will again have a chance to weigh in on. Ideas that receive favourable public feedback will become the basis for the Cedar Main Street Village Plan.



Design Ideas:

1. Create an alternate route around Cedar Main Street.
2. Preserve the rural character of the larger lots.
3. Engage with the York Lake wetlands.
4. Expand the Village Square Shopping Center.
5. Ensure commercial development embraces the natural and rural setting.
6. Support the development of the Anglican Church site.
7. Encourage the redevelopment of private property.
8. Support a maximum of three stories.
9. Support on-street parking.
10. Support roundabouts.
11. Support the provision of mixed-use buildings.
12. Support road improvements that enhance safety, including sidewalks.
13. Create an entry monument.
14. Encourage a variety of architectural expressions.